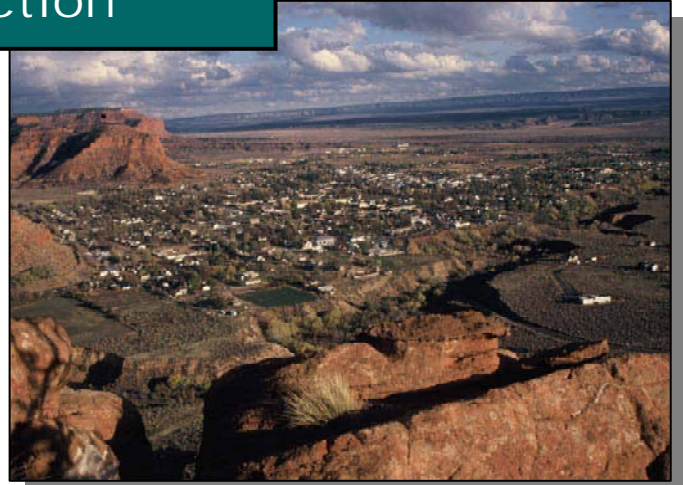


Chapter 1: Introduction



Key Points

- Plan Introduction
- Motto and Vision Statement
- Implementation
- Amendments
- Location and Setting
- Historical Background
- Customs and Culture
- Demographics
- General and Community Goals



1.1. PLAN INTRODUCTION

The Kanab City General Plan, referred to herein as the "Plan," is the blueprint and vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah State Code, Section 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of the land within the municipality." The code continues to suggest elements to be covered in the plan, concluding with: "The municipality may determine the comprehensiveness, extent, and format of the general plan."

The value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City. While it is largely conceived and created by the a Citizen's Advisory Committee, the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.

Plan Update

The process to update the Kanab City General Plan began in June 2006. The City's General Plan was last updated and adopted in 2002. The objective was to create a new document that will serve as a guide and reference for the city in the future.

The purpose of the general plan is to provide a blueprint to guide the growth and development of the City.

A General Plan Advisory Committee was created to work with the planning consultants, Utah Community Planners (UCP). The committee was made up of various members of the community, as well as representatives from City staff, the Planning and Zoning Commission and the City Council.

In the scope of several meetings, the committee was charged with the responsibility to provide feedback and direction for the establishment of the elements and goals for the new General Plan. Meeting with a group of community stakeholders, the committee participated in several visioning and planning exercises. Two community meetings were held to allow residents an opportunity to provide input to the community planning process.

Additional public input was sought and received through the distribution of a survey. The survey requested input in the following areas: 1) Blueprint for the Future, 2) Economic Development, 3) Housing, 4) Beautification and Revitalization, 5) Parks and Recreation, and 6) Comments. A total of 1520 surveys were mailed to Kanab residents in June, with additional copies made available for distribution at City Hall.

A total of 351 surveys were returned, representing a return rate of 23%. This return is deemed successful, since the average national rate of return for such surveys is approximately 3 to 5%. In general, survey respondents demonstrated much pride in and desire to maintain the small town atmosphere and friendly environment found in Kanab. Key issues involving a lot of interest and support by the respondents include the need for:

- Positive economic development
- Development of water resources and system improvements
- Multi-purpose community / convention / college center
- Historic preservation
- Preserve the small town, rural atmosphere
- Plan to maintain balance and manage density through future land uses decisions
- Affordable housing
- Recreational trails system to connect with regional trails
- More recreational facilities / youth activities

(For results of the public participation activities and survey, see Appendix A, Public Participation Results)

Following review and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was adopted by the Kanab City Council on March 13, 2007.

Introduction



1.2. MOTTO AND VISION STATEMENT

Listed below are the Motto and Vision Statement of the Kanab City General Plan as developed and recommended by the General Plan Advisory Committee. The Motto serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become – at some point in the future. It is the big picture to guide decisions.

Motto:

"Kanab: A Western Classic"

Vision Statement:

"Acknowledging our past and planning for the future, Kanab is a well-planned community that continues to:

- 1) Protect our western heritage, culture and values*
- 2) Retain a friendly small-town feel and charm*
- 3) Strive for a diversified economy and desirable development*
- 4) Provide a healthy and happy atmosphere for all residents through all stages of life*
- 5) Act as a destination and gateway to regional parks, monuments and open spaces*
- 6) Ensure an environment that promotes the highest quality of life for living, working, visiting and playing."*



Introduction



The Vision Statement reflects the shared image of what people want the city to become.

1.3. IMPLEMENTATION

Implementation of the Plan comes through working documents, such as the zoning and subdivision ordinances, capital improvement programs, City budgets, and other ordinances, resolutions and studies thought appropriate by the City Council.

1.4. AMENDMENTS

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan is in harmony and consistent with City land use ordinances, is in the best interest of the City, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of Kanab.

1.5. LOCATION AND SETTING

Kanab is a beautiful small town surrounded by beautiful vermillion cliffs which is the county seat of Kane County. It is located in the southern-most central part of Utah, midway between Salt Lake City and Phoenix, Arizona. The area is surrounded by many national parks, monuments, national forests and recreational areas, including the North Rim of the Grand Canyon, Bryce Canyon National Park, Zion National Park, Lake Powell National Recreation Area, Grand Staircase Escalante National Monument, Pipe Springs National Monument, Coral Pink Sand Dunes State Park and Cedar Breaks National Monument.

The first inhabitants of the area surrounding the City were part of a ancient culture known as basket makers. Traces of their culture can be found in surrounding canyons. They were followed by the Piutes and then by the Navajos.

Because of the rugged terrain, permanent European settlement did not occur until the late 19th century. Mormon settlers founded small villages near perennial stream sources and pursued small scale agricultural development. Limited amounts of arable land forced most settlers to rely upon grazing cattle and sheep as a main source of income.



Later, the Hollywood film industry found the red hills and vast distances of the area an ideal setting for many western movies. Today, many retirees have experienced the beauty and tranquility of the small town and have chosen to make Kanab their home.

1.6. HISTORY OF KANAB

Evidence of an early Indian civilization is found everywhere about the area surrounding Kanab. Kanab's name comes from the creek which runs through Kanab and empties into the Colorado River. The word "Kanab" is an Anglicized form of the Piute word for "willows"; because of the lush growth of willows along the stream before Europeans settled this area.

Introduction



Brigham Young sent explorers to this area and others came earlier, but didn't stay due to the conflict with hostile Indians. Then, in 1858, Brigham Young again sent a group, headed by Jacob Hamblin to visit the Hopi (ancestral pueblo) Indians. He made several trips through Kanab on his way to the Hopi Indian villages using the Ute Crossing ("The Crossing of the Fathers"), and by raft at Lee's Ferry, to cross the Colorado River. Indian raids began to increase, so, in 1865 Jacob Hamblin was sent to Kanab to build a fort for protection of the guards stationed at this outpost and to protect the new settlements of St. George and Santa Clara. This crude fort, only 112 square feet, took two years to complete. In 1866 the cultural conflict increased considerably.

Introduction



Any further settlement in the area was abandoned until June 14, 1870 when a colony of 17 settlers arrived, mostly from Cottonwood, Salt Lake City, under the direction of Bishop Levi Stewart. They spent the rest of the summer repairing the fort in preparation for the arrival of their families that fall. It became the focal point for local pioneering, missionary work, trading-post and exploration. President Young visited the fort in April 1870 to bless the land and set it apart for the gathering of the Saints. He made the decision to stock the country with cattle, sheep, and horses. Within months, the town site was surveyed and town lots were distributed among the local families. The next day the Mormons organized a ward; in September the group built a schoolhouse.

In December of 1870 a tragedy fell upon the settlement when a fire broke out in one of the rooms where six of Bishop Stewart's sons were sleeping. However, when the bishop's wife Margery, mother of three of the boys, rushed to the room in an effort to save them, two kegs of powder and 10 gallons of coal oil exploded, killing Margery and four of the six boys. That winter brought more settlers and in January of 1871 more people came from the abandoned mission on the Muddy River. A rock school house was built at the fort in the area that had burned and soon homes were being built outside of the fort, as well. The town of Kanab was one mile square, being laid out in blocks, and the historic Powell Geological Survey in 1871-2, being headquartered in Kanab, benefited the residents as they were supplied with food, clothing, etc.



In 1871 the Deseret Telegraph line came to town and connected the area to the rest of the world. Frederick Dellanbaugh, a member of the John Wesley Powell expedition through southern Utah, described Kanab in his book *Canyon Voyage*: "The village which had been started only a year or two was laid out in the characteristic Mormon style, with wide streets and regular lots, fenced by wattling willows between stakes. Irrigation ditches ran down each side of every street. The entire settlement had a thrifty air as is the case with the

Mormons. Not a grog-shop or gambling saloon, or dance hall was to be seen; ordinarily the usual disgraceful accompaniments of the frontier town."

Although the dams on Kanab Creek were continually washing away, the community continued to grow. The first dam, built in 1871 of dirt and logs, was located northwest of town. The water was then carried, through ditches that were dug, to every part of town. Each morning, water was turned into the ditches to allow the people to dip it up into barrels for their personal use that day. The water not used flowed down the city ditches to the reservoir to irrigate the fields. At this time, Kanab Creek could be stepped across. Subsequent dams were built as those were washed away.

The "Big Wash Out" occurred in 1883. By 1898 a pipe line, headed by Thomas Chamberlain, was piped to town, thus dividing the water, personal and irrigation. Also, E. D. Wooley and H. E. Bowman piped water from a spring in Hog Canyon. However, the dam washed away again in 1900 and in 1911 the new dam was completed where it is today.

The first school was held in the fort and consisted of 47 students with William D. Johnson as teacher and assisted by Persis Brown. In 1884 the County Seat was moved from Toquerville to Kanab.

Because of difficulty in working the land, the locals decided to organize cooperatively for farming. The group farm was located south of the town and included 120 acres of corn, cane, and other food products. In 1881 President John Taylor of the LDS Church called James Guthiar and Ruben Broadbent to move to Kanab to build a grist mill in Kanab Canyon, three miles north of town. During the 1890s, Zadok K. Judd built a small grist mill on his own property to the east of town. In 1915 a group of investors built a third major grist mill.

The first store was in the home of Levi Stewart. There was co-operative buying and selling known as Z.C.M.I. of Kanab, with a lot of exchange of produce, as money was scarce. In 1892, H. E. Bowman, Daniel Seegmiller, A. D. Young, E. D. Wooley and F. A. Lundquist formed a corporation and built a brick building to house the business. It still stands today, housing a thriving restaurant and art gallery.

In 1912-14 the town of Kanab had an all-women mayor and council; the Mayor being Mary Wooley Chamberlain, Council-women Luella Atkin McAllister, Blanch Robinson Hamblin, Tamar Stewart Hamblin, and Ada Pratt Seegmiller.

Introduction



In 1912-14 the town of Kanab had an all-women mayor and council.



The library began in 1914 when the Ladies' Literary League spearheaded their efforts for a library to be built. In 1915 a room in the Jepsen Building was set aside for a library. Rose H. Hamblin is credited for helping to bring the library to Kanab and keeping it going. For nine years she supervised and classified hundreds of books, without remuneration. In 1938, during the depression, plans were submitted to the W.P.A. for a library project, which was approved.

Kanab was a very isolated place and in bad weather it was inaccessible. The first roads were deep-rutted wagon trails. The first automobile came by way of Alton-Johnson Canyon. The road we travel now from Kanab, Highway 89 North, to Long Valley, called the Sand Hill, did not exist prior to 1922. After this, the road extended to the east through Jacob Lake after the bridge at Marble Canyon was dedicated in 1929. In 1929-30 the spectacular highway was continued through to Zion and Springdale and in 1958 the highway east was completed to Glen Canyon Dam. Then, in 1967 a new highway was built, Arizona State 389, running from Fredonia, Arizona to Hurricane. Kanab was no longer an isolated town.

Electricity did not come to Kanab until 1925, generated by the means of a Ford tractor engine that was installed by Roland Rider. Later, as the demand for power increased, generating units were added until in 1965, hydro power from Glen Canyon came to Kanab. In 1935 a cistern was built high on the hill north of town and water from wells in Cave Lake provided culinary water for Kanab; the beginning of the good water we enjoy today.

The "K" on the hill was built in 1925 by the students and headed by their president Leslie Pugh. High school was held on the north side while grades first to sixth occupied the south side. In 1934-5 the athletic department became known as the "Cowboys" under the direction of Coach Bernelle Lewis. In 1952 a new high school was built at the bottom of the hill. In 1954-5 the elementary school was built on the north half of the public square where it is today.

As early as 1922 Kane County's scenery and climate attracted movie producers and actors when Tom Mix filmed "Deadwood Coach," with the Vermillion Cliffs as a backdrop. The motion picture industry provided a needed economic boost for Kanab during much of the twentieth century. Kanab had always been a cattle town, but its landscape became favored in many cowboy movies, including John Wayne's "Stagecoach." Known as "Little Hollywood" throughout the years, hundreds of movies have been filmed locally.

Of significance to the development of Kanab was the construction of Glen Canyon Dam, begun in late 1956. The population of Kanab grew

Introduction



Kanab was a very isolated place and in bad weather it was inaccessible.



because of the boost to the economy.

Tourists also frequently come to Kanab to enjoy the splendors of the nearby landscape. The town is only minutes away by automobile from Kaibab National Forest, and Grand Canyon, Bryce, and Zion national parks. The nearby Coral Pink Sand Dunes and other scenic attractions also attract tourists, nature lovers, and other outdoor enthusiasts. In the year 2000, the thriving city had a population of 3,564 people. It is the county seat of Kane County and features many businesses, particularly in the tourist service sector. Kanab High School serves most of Kane County.

Sources:

- 1) *Kanab City General Plan, 2002*
- 2) *Martha Sonntag Bradley, Utah History Encyclopedia, University of Utah*

1.7. CUSTOMS AND CULTURE

Kanab has had various types of cultural entertainment over the years. Some of the entertainment has been derived from local talent as well as professional talent. These experiences range from rodeos and horse races to the Utah Ballet and the Opera. Much of the local talent has been organized through the community churches and schools. The Symphony of the Canyons Orchestra plays regular concerts in Kanab. The L.D.S. Gazebo has become the home of the "Wednesday Night at the Gazebo" program, a regular summer event.

The Kanab High School auditorium (602 seating capacity) is used for many of the cultural events sponsored by the Utah Arts Council and Kanab Variety Arts, as well as local artists, for plays, variety shows and the orchestra. Other community event facilities include rodeo grounds, two City parks, a senior citizen center, a community center, and the City Library.

Kanab sponsors regionally recognized community events such as the Greyhound Gathering in April, and the Western Legends Roundup in August. Other events include activities on July 4th and Pioneer Day, Christmas programs such as "Handel's Messiah" performed by the community's Symphony of the Canyons, and various music and dance programs in the schools. Many citizens also participate in the annual Kane County Fair.

The culture of Kanab is also made up of several social and civic

Introduction



Kanab sponsors the regionally recognized Western Legends Roundup and other events.



clubs such the Lions Club, Masonic Lodge, American Legion, V.F.W., Sons and Daughters of the Pioneers, Skeet Club, Ham Radio, Friends of the Library, Ladies Civic Club, and the Hospital Auxiliary.

1.8. DEMOGRAPHICS

The most recent data available in most demographic categories is found in the results of the Census 2000 by the U.S. Census Bureau (see Exhibit 3, below). Although some increases and changes have occurred since the year 2000, the demographic information from that census still offers a good representation of the Kanab community.

The estimated current population of Kanab in 2006 is approximately 3,580, according to the Utah State Governor's Office of Planning and Budget. Local estimates show the population being close to 4,000, which has increased in recent years following a slight drop in residents due to the closing of some local resource industries.

However, new increased growth shows momentum towards prior growth rates. The current growth seems to be following a pattern established between the 1990 and 2000 Census reports, which showed an average increase of 4.5% per year, from 2,289 to 3,564. If the community continues to grow at this rate, population will increase to 10,582 by the year 2030. More conservative estimates provided by the Utah State Governor's Office project the community's growth at 1.7% per year, which show a population of 5,654 by the year 2030 (See Exhibit 2, below).

According to the Census, the median age of the city's population was 40.1 years and the median household income was \$35,125. Total households numbered at 1,335, with 2.64 average persons per household.

Introduction



The 2006 population in Kanab is estimated at 3,581.

If Kanab grows at the projected rate of 4.5%, population will increase to 10,582 by the year 2030.

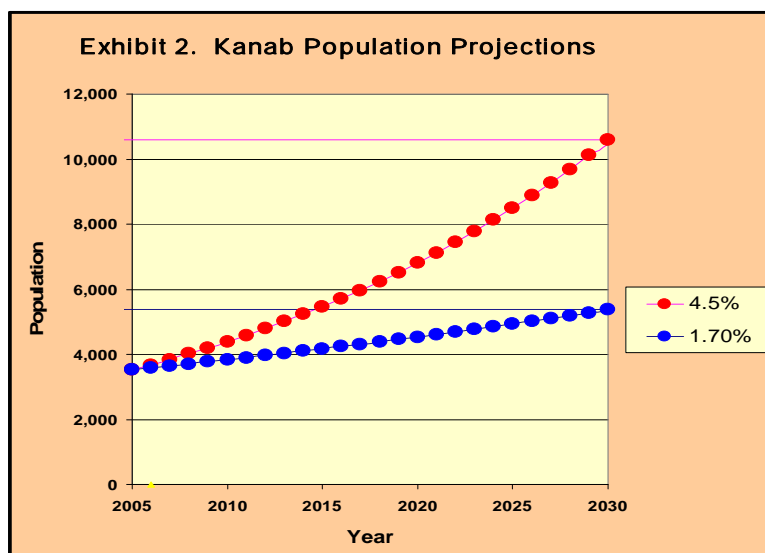


EXHIBIT 3. KANAB DEMOGRAPHICS**Introduction**

Source: U.S. Census Bureau, Census 2000			
Population and Density		Class of Worker	
Total Population	3,564	Private wage and salary workers	63.6%
Total land area in square miles *	14	Government workers	21.5%
Density per square mile *	254.2	Self-employed (not incorporated)	12.4%
Sex and Age		Employment by Industry	
Male	48.5%	Agriculture, forestry, fishing and hunting, and mining	4.3%
Female	51.5%	Construction	8.1%
Median Age	40.1	Manufacturing	7.1%
Race		Wholesale trade	1.3%
White	95.8%	Retail trade	11.4%
Hispanic or Latino	1.9%	Transportation and warehousing, and utilities	8.6%
American Indian	1.0%	Information	1.2%
Other	1.3%	Finance, insurance, real estate, and rental and leasing	3.9%
Households		Professional, scientific, management, administrative, waste mgmt	4.9%
Total households	1,335	Educational, health, social services	16.1%
Average household size	2.64	Arts, entertainment, recreation, accommodation, food services	14.1%
Average family size	3.17	Public administration	8.3%
School Enrollment		Other services	10.7%
Kindergarten through High School	784	Commuting to Work	
College or graduate school	158	Mean time to work in minutes	17.5
Educational Attainment		Income in 1999	
High school graduate or higher	86.7%	Median household income	\$35,125
Bachelors degree or higher	23.3%	Median family income	\$40,778
Marital Status (15 yrs +)		Per capita income	\$16,128
Now married, except separated	66.1%	Poverty Status in 1999	
Never married	18.1%	Individuals below poverty level	5.6%
Nativity and Place of Birth		Families below poverty level	4.0%
Native U.S.	96.4%	Housing Characteristics	
Born in Utah	57.0%	Total housing units	1,492
Foreign born	3.6%	Occupied housing units	1,335
Language Spoken at Home		Single-family units	75.6%
English only	92.6%	Built prior to 1980	58.5%
Spanish	4.5%	Median number of rooms	5.7
Top 5 Ancestries Reported		Moved into unit since 1995	45.1%
English	30.5%	2 or more vehicles	61.6%
American	10.6%	Median housing value	\$106,100
German	9.7%	Median monthly mortgage	\$789
Irish	9.2%	Median monthly rent	\$446
Danish	6.8%	Employment Status (16 yrs+)	
Employment Status (16 yrs+)		Labor Force	1,568
Unemployed	2.5%	Unemployed	2.5%
Females employed	48.5%	Females employed	48.5%

* Source: Utah State Governors Office

1.9. - GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Kanab.	A. Provide for a responsive atmosphere and services to meet the residential needs of all Kanab Citizens.	i. Maintain consistent decisions that impact the Future Land Use Map and General Plan.	0-10 years	City Council, Planning and Zoning Commission
	B. Promote a diversity in community planning that is responsive to the economic market.	i. Maintain the emphasis on tourism within Kanab City, while making the economic impact last for 12 months of the year.	0-10 years	City Council, Planning and Zoning Commission, Kanab Chamber of Commerce
	C. Encourage the attraction, retention and development of business and industry that gives Kanab economic vitality and balance.	i. Balance our needs with our assets. Inventory our assets and leverage them with business and industry as a compliment.	0-10 years	City Council, Planning and Zoning Commission, Kanab Chamber of Commerce
	D. Support development that is sensitive to the needs of both residential and commercial uses.	i. Ensure the Future Land Use Maps are followed during land use decisions.	0-10 years	City Council, Planning and Zoning Commission
	E. Advocate a compatible mixture of uses throughout the city.	i. Ensure the Future Land Use Maps are followed during land use decisions.	0-10 years	City Council, Planning and Zoning Commission
2. Provide for the preservation and enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	0-10 years	City Council, City Manager
		ii. Keep informed of the needs of residents through ongoing community meetings and surveys.	0-10 years	City Manager
	B. Encourage the attraction, retention and development of business and industry that gives Kanab City economic vitality.	i. Work closely with Kane County and Kanab Chamber of Commerce in economic development pursuits.	0-10 years	City Council, City Manager
	C. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	ii. Work closely with existing businesses and Chamber of Commerce to keep them in Kanab City and help them grow and prosper.	0-10 years	City Council, City Manager
		i. Update and review the City Zoning Ordinances on a regular basis.	0-10 years	City Council, Planning and Zoning Commission
		ii. Require strict adherence to development guidelines in the Zoning Ordinances.	0-10 years	City Council, Planning and Zoning Commission

1.9. - GENERAL GOALS

Goals	Strategies	Actions	Timing	Agency
2. (cont.) Provide for the preservation and enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.		iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.	0-10 years	City Council, Planning and Zoning Commission
	D. Encourage programs and projects that will enhance the Pioneer / Western heritage and theme of Kanab.	i. Adopt the Vision that is presented in the "Vision for Kanab" charette (see Appendix F).	0-10 years	City Council, Planning and Zoning Commission
	E. Assure that future development maintains Kanab's unique identity and enhances quality of life.	i. Ensure that the Downtown Historical Overlay Zones are enacted and used.	0-10 years	City Council, Planning and Zoning Commission
3. Promote, support and emphasize the achievement of the Overall Community Goals (see below).	A. Ensure the presence of a Kanab City Web Page that continues to showcase Kanab and its achievements.	i. Maintain a web page that houses the General Plan, the Two-Day Design Charette, maps and ordinances that support the General Plan.	0-10 years	City Council, Planning and Zoning Commission

1.10. - OVERALL COMMUNITY GOALS

1.	Provide for a diversity of public facilities and amenities.
2.	Encourage recreation improvement and expansion possibilities.
3.	Foster a high level of community spirit and friendliness.
4.	Preserve the natural beauty which provides the setting for Kanab.
5.	Encourage private development.
6.	Encourage industry in appropriate locations.
7.	Promote and provide youth-oriented programs and facilities.
8.	Promote Kanab as a tourism destination.
9.	Encourage preservation of natural features in developments.
10.	Plan for the relocation of the airport.
11.	Promote and support community events.
12.	Encourage sound planning practices.
13.	Encourage growth of the retirement community.
14.	Foster community-wide beautification efforts.
15.	Strive to improve the quality of life of all residents.